

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

THE HONOURABLE) WEDNESDAY, THE 26TH
)
MADAM JUSTICE CONWAY) DAY OF AUGUST, 2020

BETWEEN:

BUDUCHNIST CREDIT UNION LIMITED

Applicant

- and -

**2321197 ONTARIO INC., CARLO DEMARIA, SANDRA DEMARIA,
2321198 ONTARIO INC., SASI MACH LIMITED and VICAR HOMES LTD.**

Respondents

ORDER

This motion, made by KSV Kofman Inc., in its capacity as court-appointed receiver and manager (the “**Receiver**”) of the real property located at property municipally known as 211 Woodland Acres Crescent, Vaughan, Ontario (the “**Property**”), for an order approving a listing agreement and listing price for the Property as described in the Receiver’s Supplemental Report dated August 11, 2020 (the “**Supplementary Report**”) to the Sixth Report of the Receiver dated May 20, 2020 (the “**Sixth Report**”), and for certain relief ancillary thereto, was adjourned in part and heard this day via videoconference.

ON READING the Sixth Report and the Supplementary Report, and upon hearing submissions by counsel for the Receiver, for the occupants of the Property, being Carlo and Sandra

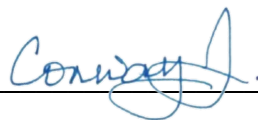
DeMaria and their children (collectively, the “**Occupants**”), for Buduchnist Credit Union Limited (“**BCU**”) and for Trade Capital Finance Corporation,

1. THIS COURT ORDERS that the Occupants shall not remove from the Property any of the items listed in **Schedule “A”** attached hereto (in addition to the items listed in Schedule “A” to the Order of Justice Conway dated August 12, 2020, but not including Chandelier 1 in the kitchen which is dealt with in paragraph 2 herein).

2. THIS COURT ORDERS that the Occupants shall, at their expense, arrange for the replacement of the following items and the installation of their proposed fully functioning replacement fixtures depicted in the photographs attached hereto as **Schedule “B”** as soon as possible but in any event no later than August 31, 2020, without damage to any ceilings or walls at the Property:

- (a) Chandelier 1 in the kitchen;
- (b) Chandelier in the dining room; and
- (c) Wall sconces in the master bedroom,

and at the same time the Occupants shall at their expense attend to all consequential wall and ceiling restoration and painting

A handwritten signature in blue ink, appearing to read 'Conway J.', is written above a horizontal line.

Schedule "A"

Additional Items Not to be Removed from the Property

ROOM	CONTENT
Kitchen	Chandelier 2
Family Room	Chandelier Wall sconces
Living Room	Chandelier Wall sconces
Main Floor	Chandelier
Library	Wall sconces
Dining Room	Wall sconces

Schedule "B"

Pictures of Replacement Items

Replacement Chandeliers:

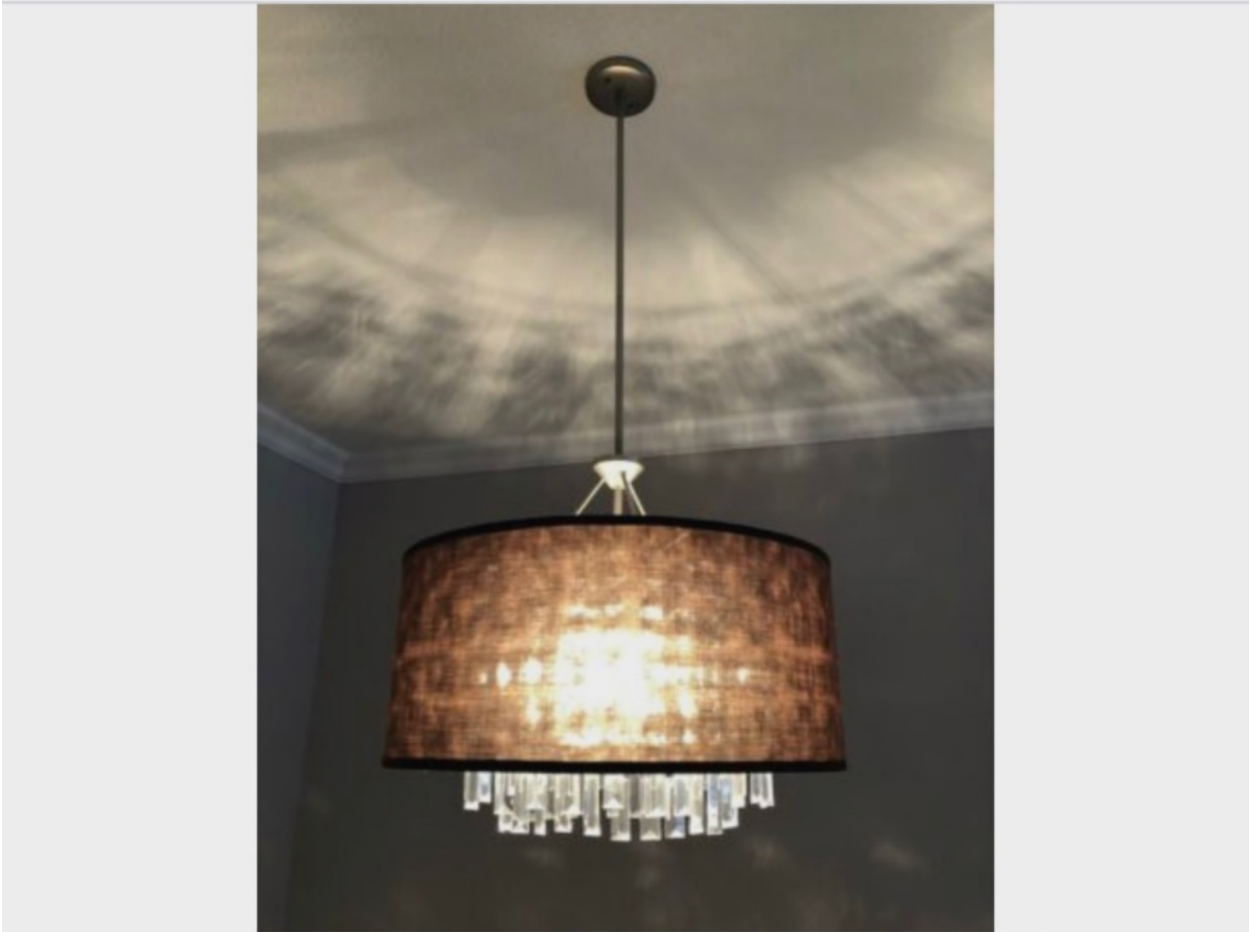
Dining Room



Master Bedroom



Kitchen



BUDUCHNIST CREDIT UNION LIMITED

- and -

**2321197 ONTARIO INC., CARLO DEMARIA, SANDRA
DEMARIA, 2321198 ONTARIO INC., SASI MACH LIMITED
and VICAR HOMES LTD.**

Applicant

Respondents

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT TORONTO

ORDER

CHAITONS LLP

5000 Yonge Street, 10th Floor
Toronto, ON M2N 7E9

George Benchetrit

Tel: (416) 218-1141

Fax: (416) 222-8402

Email: george@chaitons.com

**Lawyers for KSV Kofman Inc., in its capacity as
Receiver**